





ABODE are delighted to present this charming three-bedroom semi-detached home, perfectly positioned to capture lovely views over open fields. The property features a welcoming lounge with a focal-point fireplace and an impressive open-plan kitchen/diner with wood-block work surfaces and sliding doors leading to the garden. Practicality is key, with a dedicated utility room and a guest WC and partially converted garage.

Upstairs, the home offers three well-proportioned bedrooms, two of which boast elevated countryside views, alongside a modern family bathroom.

The exterior is designed for low-maintenance enjoyment, featuring a tarmac driveway for ample off-road parking and a rear garden with a paved patio, artificial lawn, and sun deck.

Ideally located for families, the property is situated near the prestigious JCB Academy and offers excellent commuter links via the A50.



Viewing by appointment only.


ABODE
SALES & LETTINGS

Hallway

A welcoming entrance via a modern composite double-glazed door. The hallway features stylish panelled flooring and a carpeted staircase rising to the first floor.

Lounge

The comfortable lounge is centered around a focal-point electric fireplace, complete with a timber Adam-style surround and a decorative tiled hearth. A large UPVC double-glazed window to the front elevation ensures a bright atmosphere, complemented by integrated media points and a smoke alarm for peace of mind.

Kitchen/Diner

This impressive open-plan space is designed for both cooking and entertaining. The kitchen is fitted with a range of matching base and eye-level units, finished with wood-block drop-edge work surfaces and stylish splashback tiling. It includes an integrated 1.5 ceramic sink with mixer tap and a four-ring hob with a built-in extractor. There is generous plumbing and space for freestanding appliances, an electric radiator, and a highly practical under-stairs storage pantry. Sliding UPVC double-glazed patio doors offer a seamless transition to the rear garden.

Utility

The utility room provides excellent additional storage and dedicated space for laundry appliances, with a frosted UPVC door leading directly to the garden.



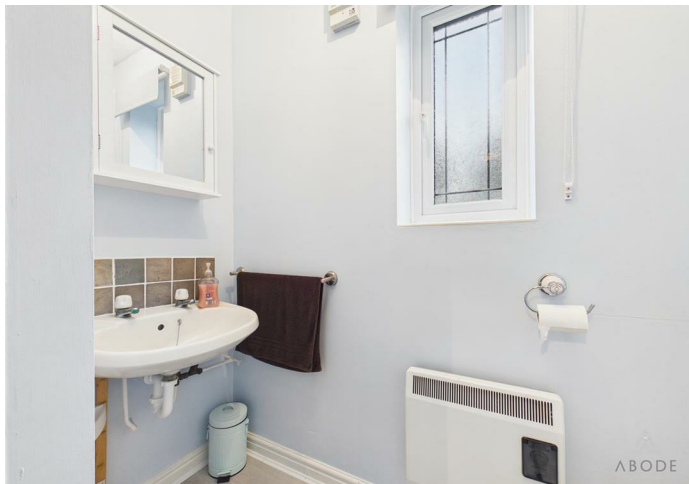
W.C.

Adjacent is the cloakroom, which features a low-level WC, a floating wash basin with a tiled splashback, and a heated towel rail.

Garage

The garage (partially converted) still allows for ample storage space, with an up and over door to the front elevation.







Landing

The first-floor landing includes a side-elevation window and a ceiling hatch providing access to the boarded loft space. A useful over-stairs airing cupboard houses the hot water tank and provides additional linen shelving.

Bedroom One

The primary bedroom offers a peaceful retreat with a UPVC double-glazed window overlooking far-reaching views of the surrounding agricultural fields. The room is well-appointed with a TV aerial point and a functional open wardrobe featuring hanging rails and eye-level shelving.

Bedroom Two

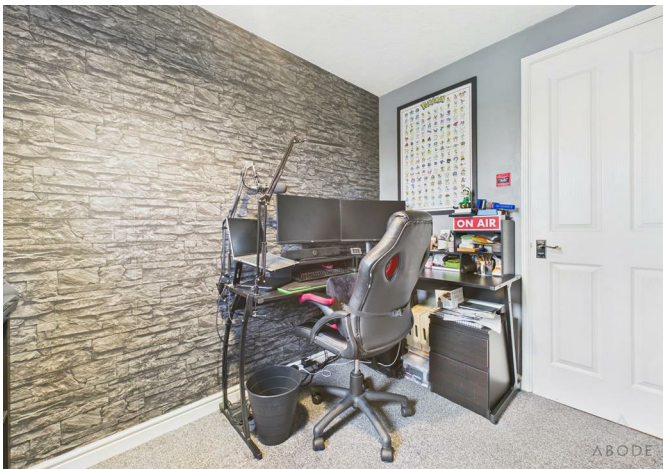
Positioned to the front of the property, this double bedroom includes an electric radiator and an open wardrobe system designed for streamlined storage.

Bathroom

The contemporary family bathroom features a white three-piece suite comprising a low-level WC with a continental-style flush, a pedestal wash hand basin with a mixer tap, and a bath unit with an electric shower overhead. The room is finished with chrome heated towel radiators, an extractor fan, and elegant wall tiling.

Outside

The exterior of the property is designed for ease of maintenance and outdoor enjoyment. An entertaining paved patio leads from the house to a garden mainly laid to artificial grass. A further raised deck area is perfectly positioned to capture the maximum amount of natural sunlight, all while enjoying the serene backdrop of neighboring open fields. The garden is fully enclosed by timber fence panelling for privacy.







Floor 0

Approximate total area⁽¹⁾

79.8 m²
857 ft²



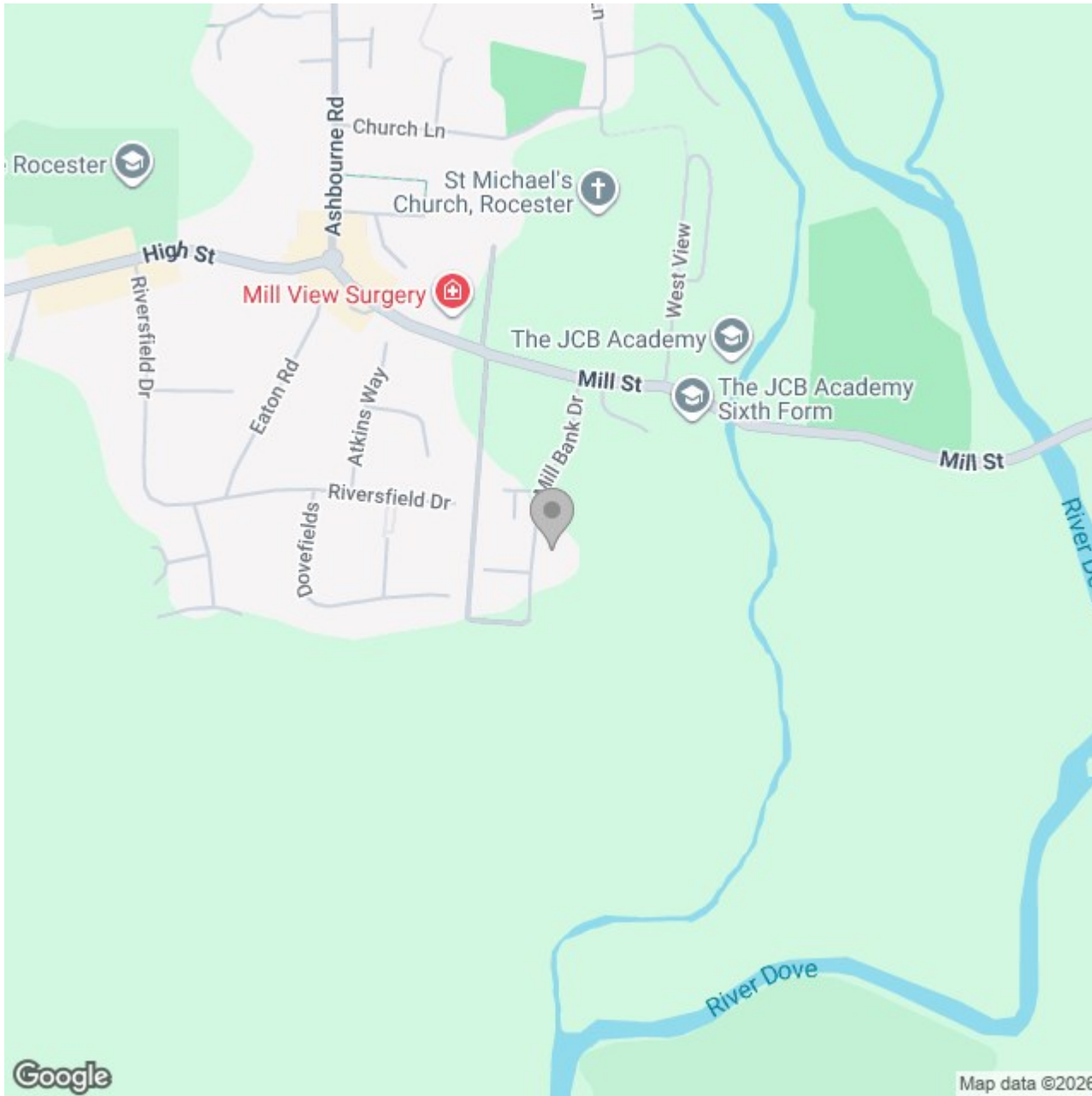
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 